



2 WOODEND STEADING

DULLATUR ROAD, KILSYTH, G65 0DN

McEwan Fraser Legal
Solicitors & Estate Agents

2 Woodend Steading is a spectacular family home set against the stunning backdrop of the Campsie Hills. Within a prestigious and luxurious development, it is surrounded by beautiful views of woodland and farmland in all directions. Conveniently situated half a mile from the traditional market town of Kilsyth it lies only twelve miles from Glasgow and Stirling and thirty miles from Edinburgh.

This home perfectly combines gracious country living with convenient access to main routes between Glasgow, Falkirk and Edinburgh. Scenic walks along the Roman Antonine Wall and Forth-Clyde Canal are on your doorstep, the main Glasgow-Edinburgh rail line is nearby (with the Croy Park and Ride station only 2.5 miles away) and the Central Belt M80 motorway a short drive away - allowing easy access to centres of business and commerce throughout East, West and Central Scotland. In addition, both Edinburgh and Glasgow airports are only 30 minutes by car. With the peaceful Colzium Lennox Estate and Banton Loch nearby, Woodend Steading is an idyllic location for walkers, runners and cyclists alike. There are a broad range of sports and recreational facilities available locally including a swimming pool, golf clubs, bowling and tennis clubs and an established equestrian centre. The area is also well served by reputable nurseries, primary and secondary schools. Other local amenities include The Coachman Hotel and Restaurant, The Boathouse and Marina and the Glenskirlie Restaurant and Castle, with many others in easy reach.

KILSYTH

G65 ODN



“SPECTACULAR FAMILY HOME”

In 2018 The Scotsman ranked the development at Woodend Steading amongst the top 3 locations to live in Stirlingshire, describing it as "a prestigious development of 12 houses in a peaceful rural location in the Campsie Hills near Kilsyth, amid rolling hills with an easy commute to work in the Central Belt". The build was completed in 2017 and is truly something to behold. 2 Woodend Steading is a 4 bedroom mid-terrace property impeccably designed to fit a modern family lifestyle. Access is granted through the fully enclosed private front gardens running up to a reception hallway with storage. Within the main hall, you will notice the oak doors and banister with wooden flooring underfoot.

Accessibly designed, you will find a double bedroom to the left, which could be used for a number of purposes. The adjacent downstairs shower room is stunningly tiled with a walk-in dual shower. At the heart of the home is an expansive open-plan kitchen and living space - the ideal marriage of cooking, dining and family living. This space is beautifully flooded with natural light from the patio doors and large windows. The kitchen is a modern country style with ample storage and workspace. The island is a fantastic focal point offering dining and workspace with the sink conveniently placed. All the appliances are integrated, boasting a gas hob, oven tower, fridge freezer and dishwasher. This room would fit a range of furniture configurations and could be utilised however your family desires. Walking through glazed double doors you enter a bright and spacious formal lounge with views from front to back. The real bonus here is a stunning wood-burning stove - a beautiful addition and focal point for this space.



ENTRANCE HALL & LOUNGE



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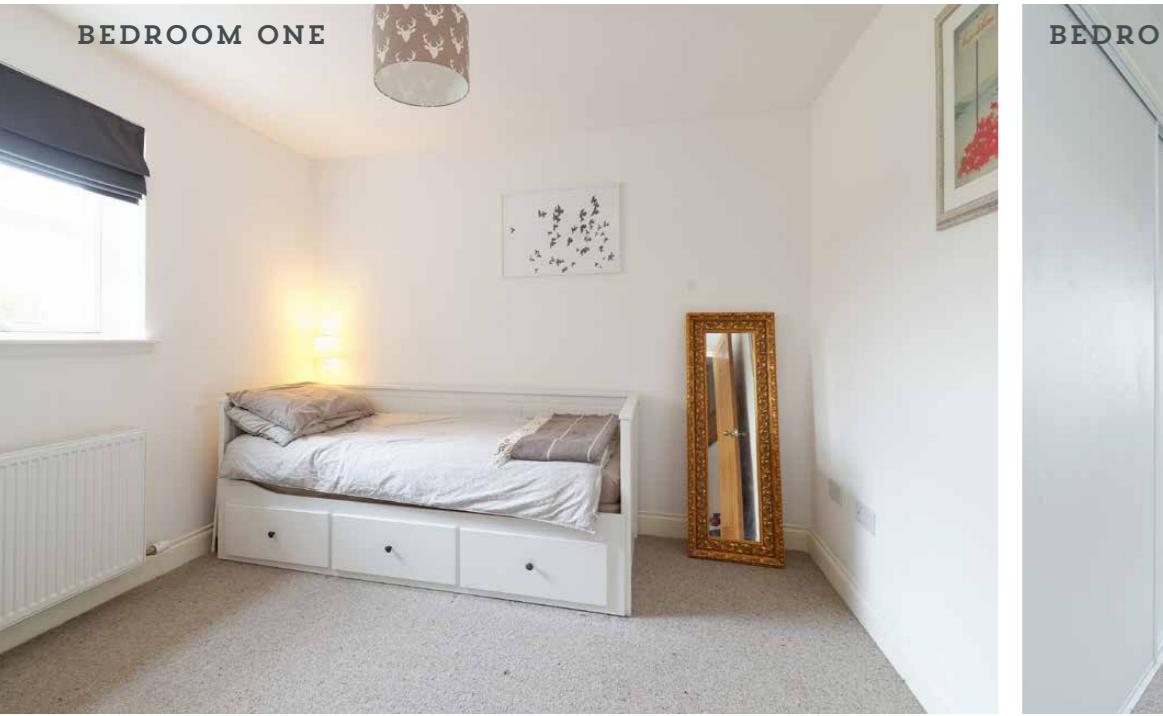
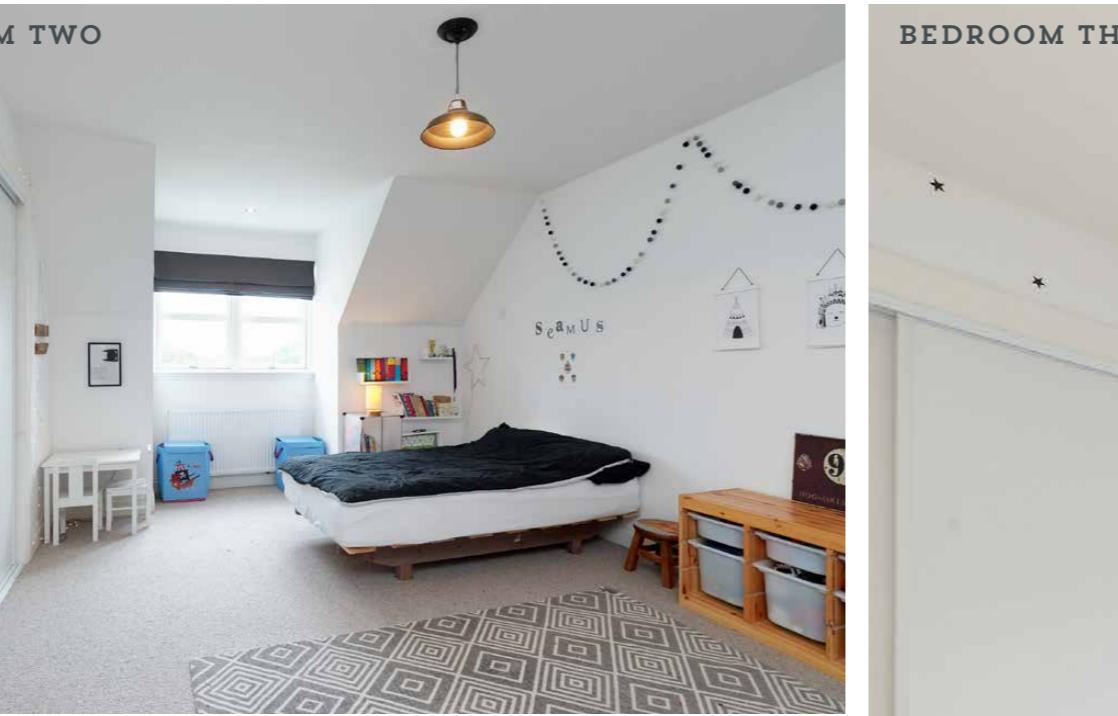


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IMPECCABLY DESIGNED TO FIT
A MODERN FAMILY LIFESTYLE

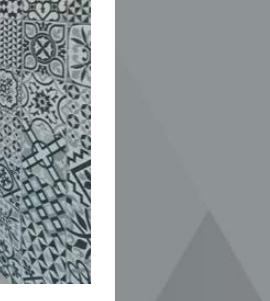
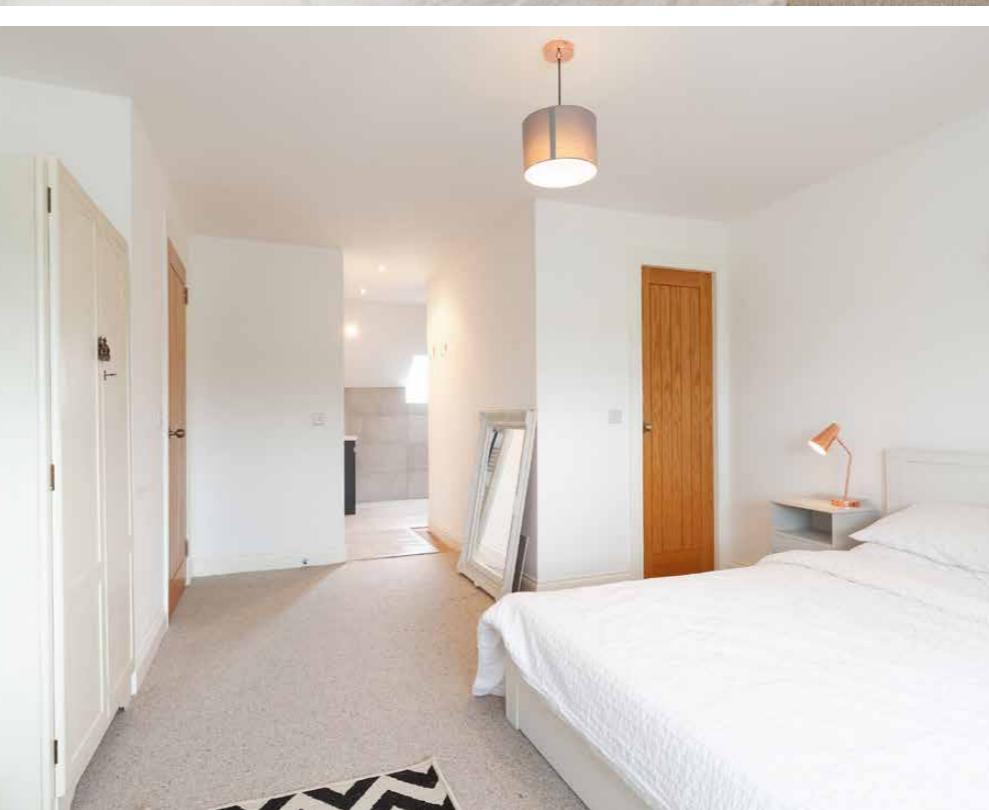
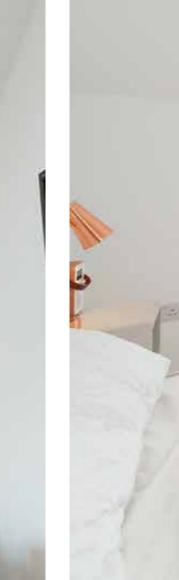
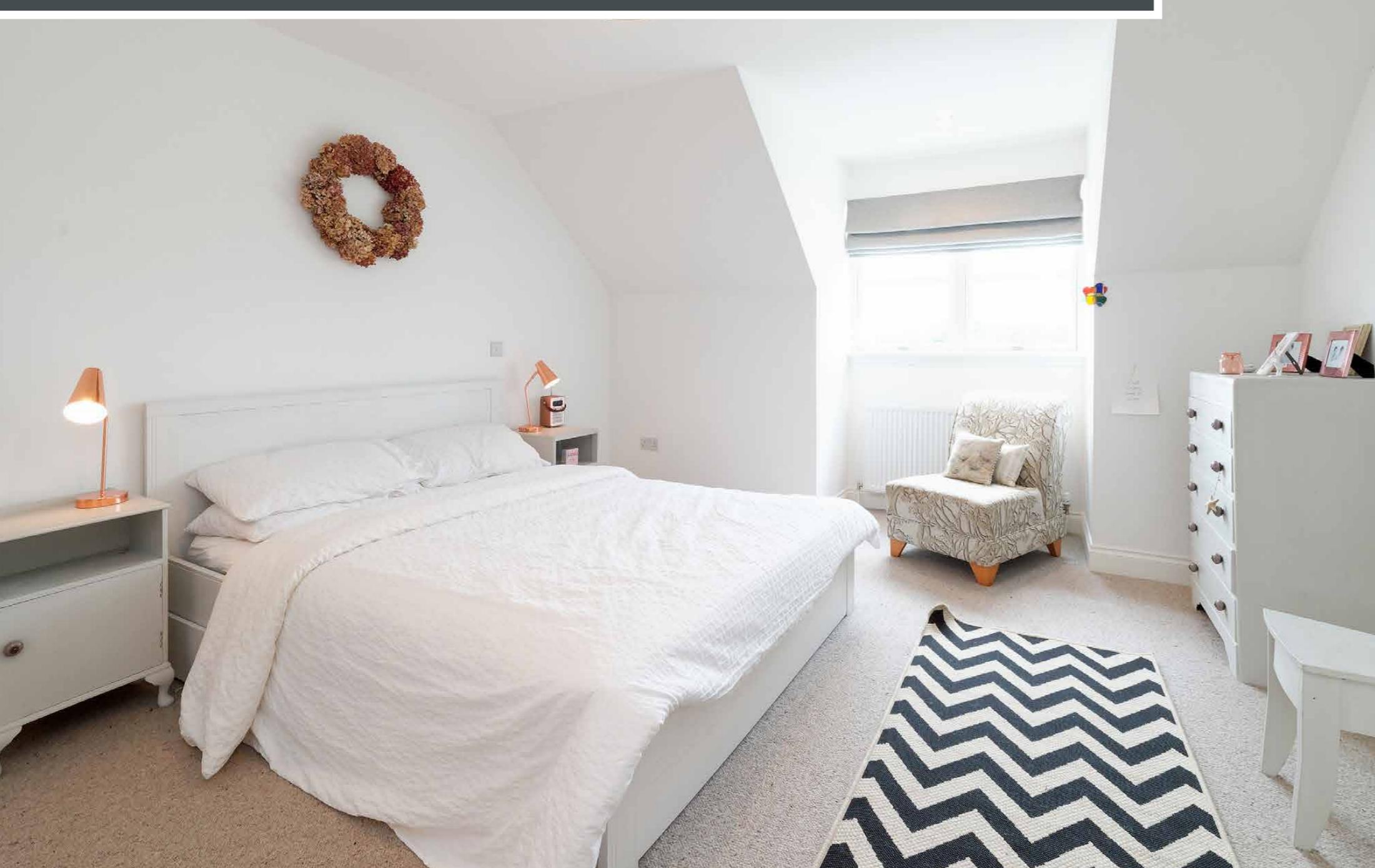


BEDROOM ONE**BEDROOM TWO****BEDROOM THREE**

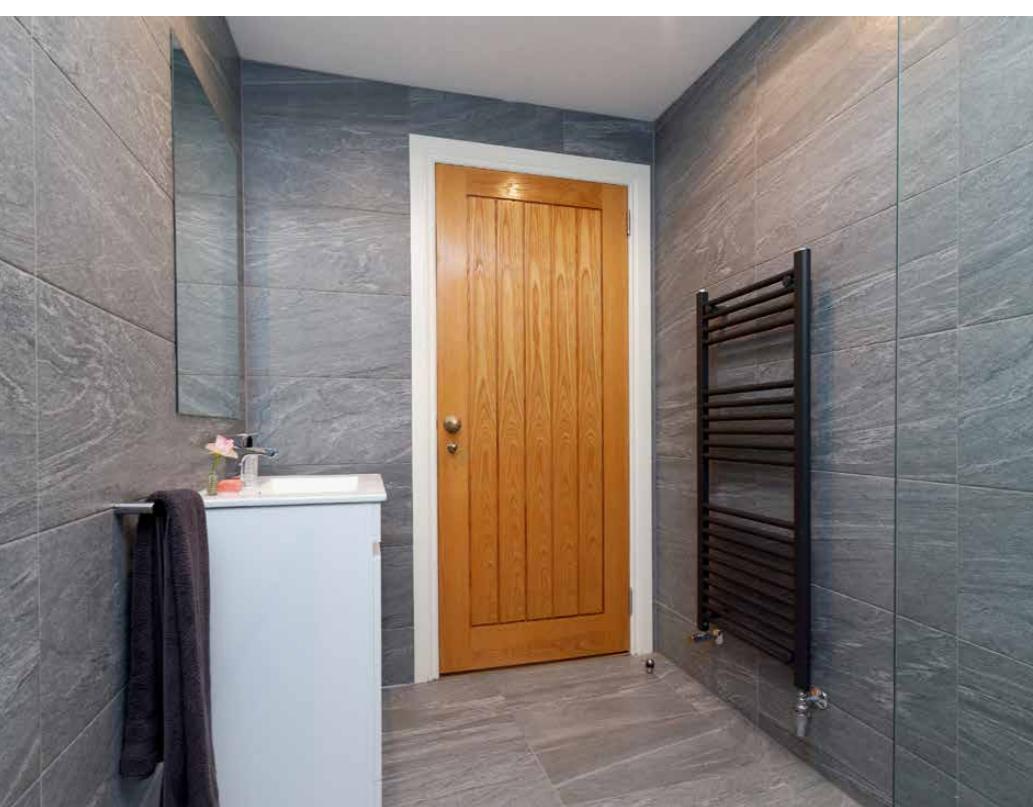
Continuing upstairs, with the same quality finish, a plush oatmeal carpet leads to the remaining 3 bedrooms. To the front left is a huge second bedroom with ample storage behind sliding doors. To the rear is another large double bedroom, again with ample storage behind sliding doors. To the right is the well sized master suite complete with walk-in wardrobe and a stunning fully tiled en-suite shower room with walk-in shower. All of the bedrooms are neutral in decor and could host a range of furniture configurations. The family bathroom is fully tiled with a separate dual walk-in shower and large modern bath.

Throughout the home there is great storage, including an expansive loft space accessible by hatch and folding ladder. With the relevant permissions, there may be scope to develop this space if required. There is also a spacious utility cupboard under the stairs. To the rear of the property, the patio doors in the kitchen lead out to a bright communal courtyard and gardens, accessible to all residents. There are two private parking spaces to the front of the property and plenty of visitor parking for your guests.

BEDROOM FOUR & EN-SUITE



BATHROOMS



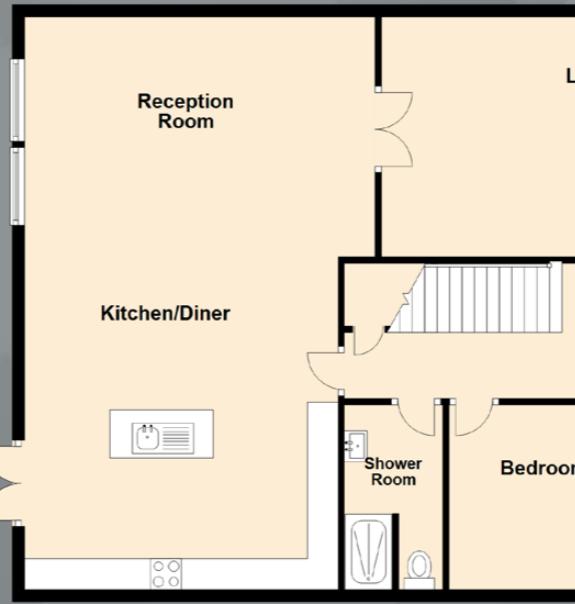
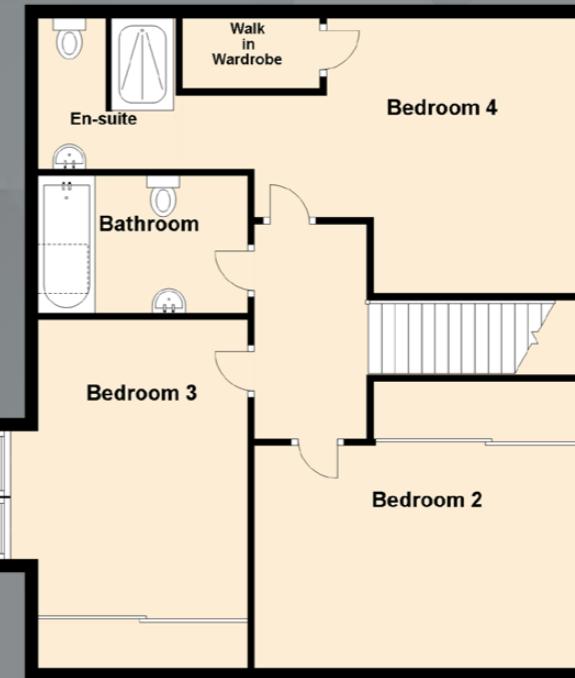
EXTERIOR & COMMUNAL AREA



“... TRULY SOMETHING TO BEHOLD ...”



PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	7.20m (23'7") x 3.90m (12'10")
Kitchen/Diner	9.30m (30'6") x 5.70m (18'8")
Shower Room	2.75m (9') x 1.60m (5'3")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")

First Floor

Bedroom 2	5.30m (17'5") x 3.40m (11'2")
Bedroom 3	4.51m (14'10") x 3.20m (10'6")
Bedroom 4	3.91m (12'10") x 3.80m (12'6")
En-suite	2.30m (7'7") x 2.10m (6'11")
Bathroom	3.20m (10'6") x 2.10m (6'11")

Gross internal floor area (m²): 183m² | EPC Rating: B

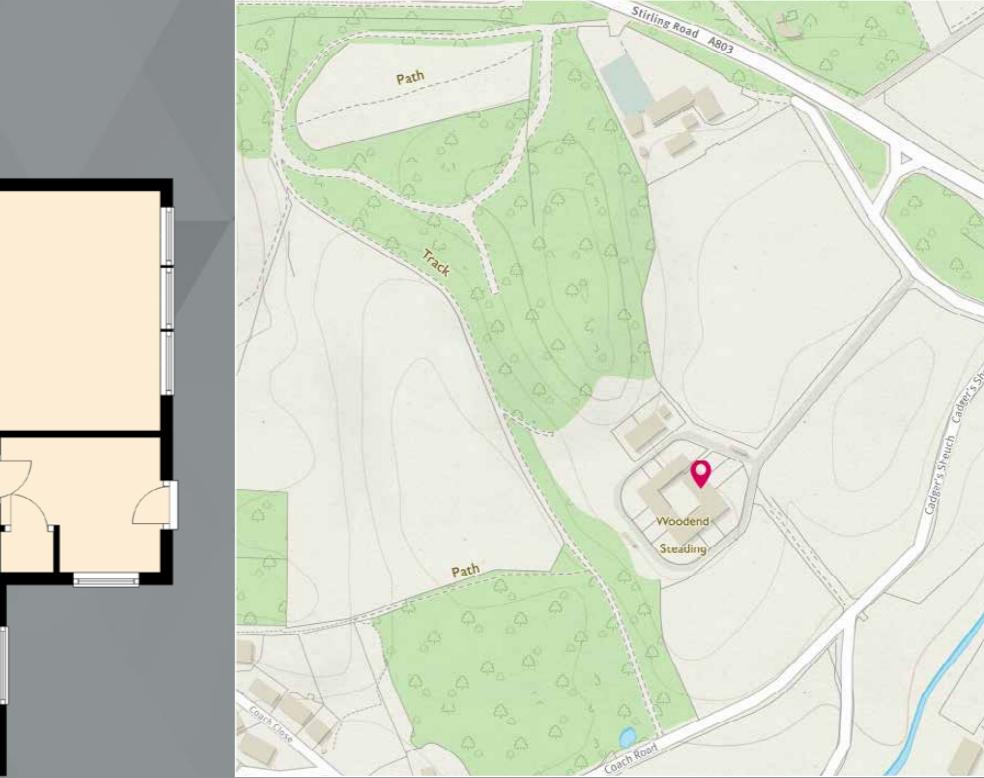


Image credit: <http://www.woodendsteading.co.uk/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
GEMMA CONSTABLE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer

